

MONTANA HISTORIC PROPERTY RECORD
For the Montana National Register of Historic Places Program and State Antiquities Database

Montana State Historic Preservation Office
Montana Historical Society
PO Box 201202, 1410 8th Ave
Helena, MT 59620-1202

Property Address: **402 Daniels Street**

Historic Address (if applicable): **NA**

City/Town: **Billings**

Site Number: **24 YL 1858**

(An historic district number may also apply.)

County: **Yellowstone**

Historic Name: **Midland Implement Co. Inc.**

Original Owner(s): **Midland Implement Co. Inc.**

Current Ownership ☒ Private ☐ Public

Current Property Name: **Midland Implement Co. Inc.**

Owner(s): **Midland Implement Co. Inc.**

Owner Address: **402 Daniels Street**
Billings, MT

Phone:

Legal Location

Geocode 03-000A195770-001

PM: **Montana** Township: **1S** Range: **26E**

NW ¼ NW ¼ SW ¼ of Section: **8**

Lot(s): **NA**

Block(s): **NA**

Addition: **NA** Year of Addition: **NA**

USGS Quad Name: **Billings West** Year: **1957**
updated 1975

Historic Use: **Warehouse/distribution center**

Current Use: **Warehouse/distribution center**

Construction Date: **1958** ☐ Estimated ☒ Actual

☒ Original Location ☐ Moved Date Moved:

UTM Reference www.nris.mt.gov/topofinder2

☐ NAD 27 ☒ NAD 83 (preferred)

Zone: **12** Easting: **690118** Northing: **5070496**

National Register of Historic Places

NRHP Listing Date:

Historic District:

NRHP Eligible: ☒ Yes ☐ No

Date of this document: **June 14, 2010**

Form Prepared by: **Diana J. Painter, PhD**

Address: **3518 N. C Street, Spokane, WA 99205**

Daytime Phone: **(707) 364-0697**

MT SHPO USE ONLY

Eligible for NRHP: ☒ yes ☐ no

Criteria: ☒ A ☐ B ☒ C ☐ D

Date: 11/18/2010

Evaluator: Kate Hampton

Comments:

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Property Name: **Midland Implement Co. Inc.**

Site Number: **24 YL 1858**

ARCHITECTURAL DESCRIPTION

X See Additional Information Page

Architectural Style: **Vernacular** If Other, specify: **Barrel vault**
Property Type: **Industrial** Specific Property Type: **Warehouse**

Architect: **Cushing-Terrell & Associates** Architectural Firm/City/State: **Cushing-Terrell & Associates, Billings**
Builder/Contractor: **Hitz Construction Co.** Company/City/State: **Hitz Construction, Billings, MT**
Source of Information: **Newspaper**

Location and setting. Midland Implement Company is located at 402 Daniel Street, in the southwest quadrant of the intersection of Daniel Street and Monad Road. It is southwest of downtown Billings in an industrial area north of the Interstate 90/Laurel Road corridor. The company headquarters building is part of a large complex of buildings owned by Midland Implement today. The main building is 72,000 square feet in size and was designed by Cushing and Terrell and Associates of Billings. General contractor Hitz Construction of Billings built the structure in 1958. It is a one-story building with a largely square footprint and double-barrel vault roof.

Materials. The building is concrete and concrete block construction with brick veneer on and near the front façade. It has a concrete foundation and a built-up roof. The roof structure is wood-frame, with wood bowstring trusses and joists. Window and door frames are aluminum, with one anodized aluminum door ensemble. Overhead doors are primarily wood, but also metal.

Design and massing. The building consists of a double barrel vault that is oriented east-west. The east façade is covered with a flat roof that covers a front entry porch that extends the full width of the front façade. The north façade is covered with a flat roof over a loading dock. The rear loading dock, originally intended for a rail car, is also covered with a flat roof.

East façade. The east, front façade of the building is clad in brick veneer above a concrete stem wall, and topped with a clay tile coping. This entry façade is lower than the barrel vaults, which are set back from the front face and clad in a solid material. The main entry is located toward the right or north side of this façade. It is recessed, and is composed of a single aluminum entry door with full-height glass, with a large, full-height window to the left. The transom above is a single light that covers both the door and window. It is accessed via seven concrete steps. To the right of the entry door are five, regularly spaced, windows with aluminum frames, consisting of one large light and a small, operable light below. Above these windows is a sign with free-standing letters and the company logo. To the left are paired, grouped, and individually-placed windows of the same design. A flat canopy is centered within and extends from this entry door across about three-quarters of this façade. At the far left of this façade is a single, flush door. A concrete stair with a tubular metal rail accesses the parking area in this location via seven concrete steps.

North façade. Along most of the north façade is a truck loading dock. On the left, east sides of this façade are two stairs to the loading dock, which consist of six concrete steps each with tubular metal rails. The entry door to the building here is anodized aluminum. It consists of a double entry door with full-height glass, with full-height side lights to each side. This area is clad in a solid material. A flat canopy covers the loading dock. There are five overhead doors and four flush pedestrian doors along this façade.

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Property Name: **Midland Implement Co. Inc.**

Site Number: **24 YL 1858**

ARCHITECTURAL DESCRIPTION

The canopy extends about three-quarters of this façade, and is centered within it. Concrete pilasters are regularly spaced along this façade, infilled with concrete masonry units.

South façade. The south façade faces the interior of the lot. It consists of regularly spaced concrete pilasters infilled with concrete masonry units, with the exception of the front (east) portion, which is clad in brick veneer. There are three one-over-one-light, anodized aluminum windows in this location. To their left is an anodized aluminum door with full-height glass and a full-height window. These open onto a wood deck with a vertical wood rail and seven wood steps to the parking area. Toward the rear of this façade is a large door covered by an enclosed shed roof.

West façade. The rear façade of the building is a rail loading area with a parallel spur track (not in use). This area is enclosed with a cyclone fence. The concrete loading dock extends nearly the width of this façade, but it appears to have only one metal, overhead door. This façade also features regularly spaced concrete pilasters, infilled with concrete masonry units. The loading dock is covered with a corrugated metal roof.

Changes over time. The only known change to the building is a few replacement doors and windows. The same business owner developed the building and still occupies it as their company headquarters. The remainder of the site is made up of another concrete masonry building and a number of metal buildings.



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Property Name: **Midland Implement Co. Inc.**

Site Number: **24 YL 1858**

HISTORY OF PROPERTY

☐ See Additional Information Page

The Midland Implement Company, Inc. was founded about 1921 in a brick warehouse and garage building at Montana Avenue and N. 23rd Street (2303 Montana Avenue), across from the railroad station in downtown Billings. In the late 1950s it re-located to a five-acre vacant site referred to as the Northern Pacific Industrial Site (*"Construction of Implement Warehouse . . .," 1958:2*). At the time the business also had a warehouse in Great Falls. It was noted as "agricultural implements" in the 1949 Sanborn Fire Insurance map and a "machinery warehouse" in the 1958 map.

In the early twentieth century Billings was the urban center for a large dryland agricultural area, and also served as a major rail hub. Between 1909 and 1914 alone 10,000 homestead claims were filed in the Billings Land Office and an estimated 30,000 to 40,000 moved into eastern Montana (*Brownell, 2010, Section 8*). Billings was additionally the center of sugar beet manufacturing in the area; in 1914 the sugar beet crop in the Billings area was valued at over \$1,500,000. As described in the National Register of Historic Places nomination for the Old Town Billings Historic District, the agricultural boom catalyzed local manufacturing, and the area in which Midland Implements was located was a center for warehouses and processing facilities for agricultural products (*Brownell, 2010, Section 8, Page 41*). That an agricultural implements business would do well at this time and in this location is not surprising. As described by historian Joan Brownell, "Newly landed farmers clamored for much needed goods – hardware and farm implements sold briskly during this era."

INFORMATION SOURCES/BIBLIOGRAPHY

☐ See Additional Information Page

Brownell, Joan, et. al., *Billings Old Town Historic District National Register of Historic Places Registration Form*, April 2010.

Ching, Francis D. K. and Cassandra Adams, *Building Construction Illustrated, Third Edition*. New York: John Wiley & Sons, Inc., 2001.

"CTA Architects Engineers," <http://www.ctagroup.com/about-us/> accessed January 2010.

Dennis, Kevin, "A Management-Conscious Firm Grows from a Remote Montana Base," *AIA Journal*, August 1974, pp. 56-58.

"Construction of Implement Warehouse Is Started at NP Industrial Site," *The Billings Gazette*, March 13, 1958, p. 2.

"Implement Warehouse, to Be Completed by Mid-November, Costs \$300,000.00," *The Billings Gazette*, May 25, 1958, p. 22.

"Midland Implement Co. Inc.," <http://www.midlandimplement.com/index.php>, accessed June 201.

Sanborn Fire Insurance maps, 1923 updated to 1949; 1923 republished in 1958.

MONTANA HISTORIC PROPERTY RECORD

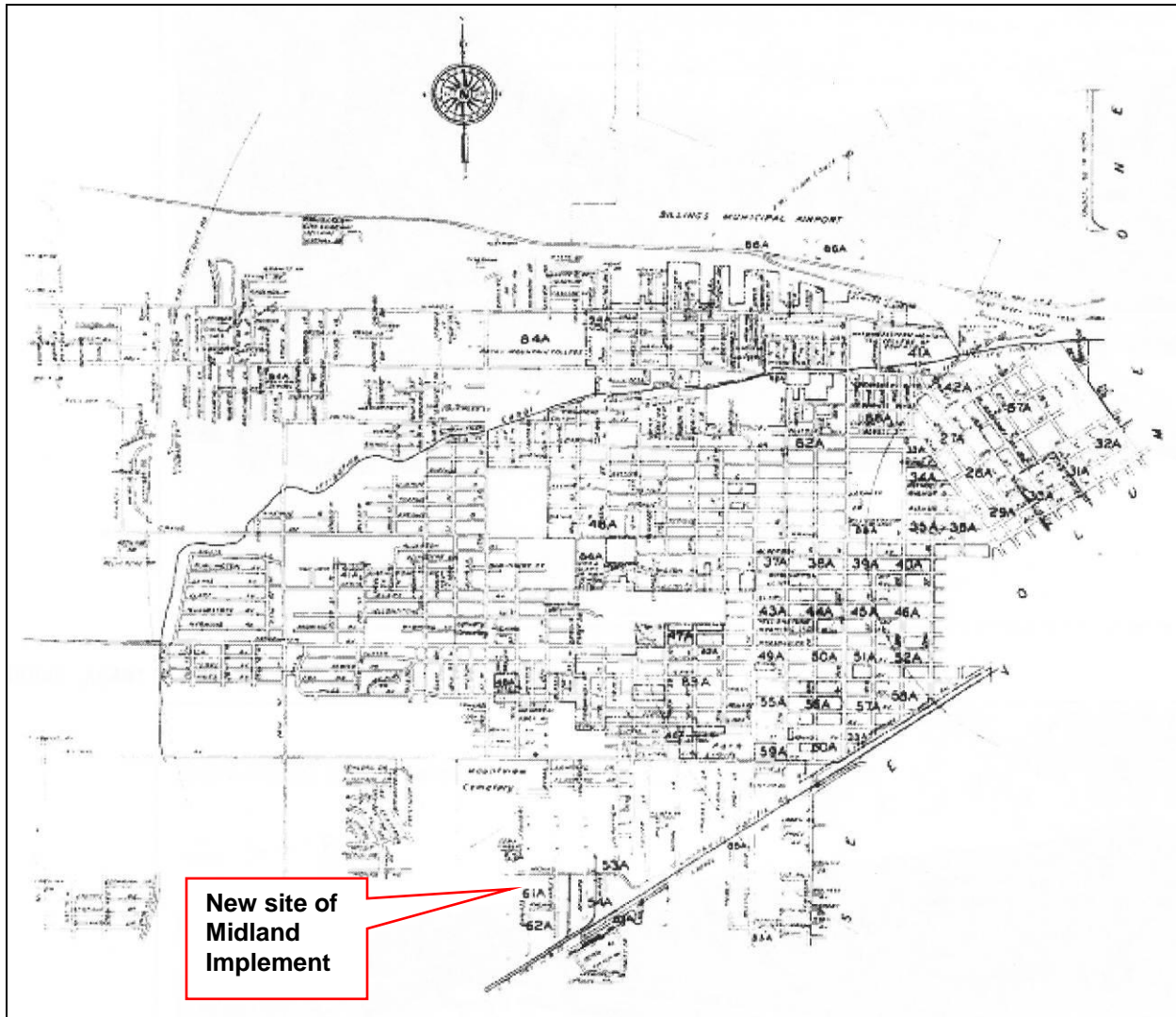
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Property Name: **Midland Implement Co. Inc.**

Site Number: **24 YL 1858**

HISTORY OF PROPERTY

Re-location to the newer industrial area southwest of Billings no doubt gave the business an opportunity to expand. The 72,000 square foot building was designed by Cushing and Terrell and Associates of Billings. It was built by general contractor Hitz Construction of Billings, and was estimated to cost \$300,000. When the company located in the area, it was only sparsely developed with industrial uses and warehouses, served by spur lines from the Northern Pacific line to the south. Today the business continues to focus on distributing agricultural equipment and appliances in Montana and northern Wyoming. Today it has several buildings in this location, including a concrete masonry building and a number of metal buildings. The subject building continues to be the company's corporate headquarters.



Billings in 1957

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Property Name: **Midland Implement Co. Inc.**

Site Number: **24 YL 1858**

HISTORY OF PROPERTY

Architects Cushing-Terrell and Associates

The architects for the Midlands Implement Co. Inc. building were Cushing & Terrell, now known as CTA, from Billings, Montana. Cushing & Terrell was founded in 1938, when partners Ralph Cushing and Everett Terrell joined forces.

Ralph Henry Cushing was born in Dillon, Montana on January 16, 1903. He was educated at Montana State College, from which he received a BS in Architecture in 1927. He went on to earn a BS in Architectural Engineering from the University of Michigan in 1932. He worked for others, apprenticing in architecture and engineering, before establishing the firm of Cushing, Terrell and Associates in 1938.

Cushing's partner Edwin O. Terrell was born in Billings, Montana on February 11, 1908. He was educated at the University of Washington, where he earned a bachelor's degree in architecture in 1931. His first listed architectural employment was with Cushing, Terrell & Associates.

Cushing, Terrell and Associates had an established reputation in Montana at mid-century, based on extensive work in the areas of education (schools and university buildings) and healthcare (hospitals and related structures). They also designed numerous government office buildings and other buildings types for state and local government. Additional building types undertaken by the firm were commercial structures and resort developments. When faced with a downturn in the education market in 1966, the firm re-organized and expanded (*Dennis, 1974:57*). CTA was founded as the partnership of an engineer and an architect; it maintains an interdisciplinary practice today. It has sixteen offices throughout Montana and six other western states, and handles a wide variety of projects *types and sizes* ("CTA Architects Engineers," <http://www.ctagroup.com/about-us/>).

Cushing, Terrell and Associates designed a number of the buildings on the Montana State University – Billings's campus. Their office, constructed in 1958, was located across N. 27th Street from the campus, just south of the Physical Education Building. Other notable buildings designed by the firm include Reid Hall and Hannon Hall on the Montana State University – Bozeman campus; buildings for the Midland Empire Fairgrounds in Billings; Highland Elementary School and Shrine Auditorium in Billings; the hospital in Red Lodge; the Dude Rancher Lodge in Billings; the Veteran's Hospital in Miles City; Deaconess Hospital in Billings; and the Montana Crippled Children's Association Rehabilitation Center in Missoula; among many others.

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Property Name: **Midland Implement Co. Inc.**

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NATIONAL REGISTER OF HISTORIC PLACES

NRHP Listing Date:

NRHP Eligibility: ☒ Yes ☐ No ☒ Individually ☐ Contributing to Historic District ☐ Noncontributing to Historic District

NRHP Criteria: ☒ A ☐ B ☐ C ☐ D

Area of Significance: **COMMERCE/TRADE - Warehouse** Period of Significance: **1958**

STATEMENT OF SIGNIFICANCE

☐ See Additional Information Page

The Midland Implement Co. Inc. building is a modern vernacular industrial building used for a warehouse and distribution center. It was constructed in 1958 for the business, which had been located for the previous 37 years in the heart of Billings' earlier industrial area, on the railroad line on the south side of the city. The business was established as an agricultural implement distribution business at a time when Billings was the center of a large, growing agricultural region. It was established across the street from the railroad station, which was the primary distribution method for goods at the time (the 1958 warehouse still has a spur line on the west side of the building).

The Midland Implement Co. Inc. building is a good example of a vernacular industrial building that utilizes wood bowstring trusses in its double barrel vault roofs. However, the building is most significant under Criterion A, for its association with patterns of local history. The building is the corporate headquarters for this 90-year-old business, which is highly representative of Billings' history and industry in the past. The business' continued growth indicates that the building continues to serve the regional market as a wholesale distribution center.

INTEGRITY

☐ See Additional Information Page

The Midland Implement Co. Inc. building has very good integrity. A few windows have been replaced and a door replaced, but this is not unusual in an industrial building. It retains integrity of location, design, setting, workmanship, feeling and association. When Midland Implement first located in the area, it was sparsely developed. However, the uses and overall character of the setting has remained constant.

MONTANA HISTORIC PROPERTY RECORD
PHOTOGRAPHS

Property Name: **Midland Implement Co. Inc.**

Site Number: **24 YL 1858**



Description: **East (front) facade**



Description: **East façade, north side, entry and sign**

MONTANA HISTORIC PROPERTY RECORD
PHOTOGRAPHS

Property Name: **Midland Implement Co. Inc.**

Site Number: **24 YL 1858**



Description: **North (side) façade, viewed from northeast**



Description: **North (side) façade, viewed from northwest**

MONTANA HISTORIC PROPERTY RECORD
PHOTOGRAPHS

Property Name: **Midland Implement Co. Inc.**

Site Number: **24 YL 1858**



Description: **South (side) façade, viewed from southeast**



Description: **West (rear) façade, viewed from northwest**

MONTANA HISTORIC PROPERTY RECORD
SITE MAP

Property Name: **Midland Implement Co. Inc.**

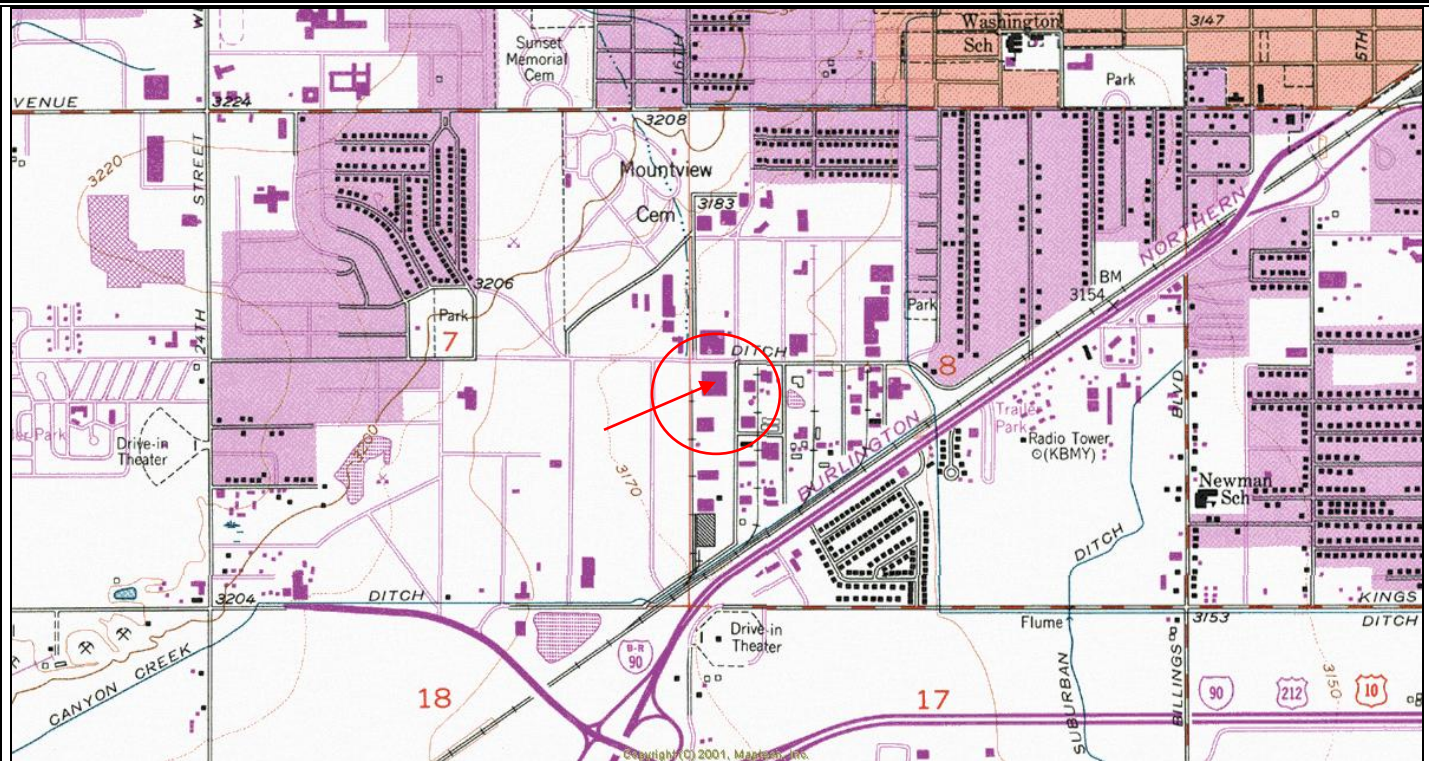
Site Number: **24 YL 1858**



MONTANA HISTORIC PROPERTY RECORD
TOPOGRAPHIC MAP

Property Name: **Midland Implement Co. Inc.**

Site Number: **24 YL 1858**



USGS Topographic Quadrangle, 1:24,000 scale. Do not reduce or enlarge map; keep the map scale accurate because legal locations are checked with a plastic template. Label the property location, including the SITS number, in a method that will photocopy well. A highlighter marker is not acceptable.